



**Town of Arlington, Massachusetts**  
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## **02/06/2014 Minutes**

### **Arlington Master Plan Advisory Committee**

**Central School, Lower Level - 7:00PM**

**Minutes: February 6, 2014**

**Approved: February 26, 2014**

**Members present:** Ann LeRoyer, Charles Kalaszkas, Sheri Baron, Bob Radochia, Harris Band, Carol Svenson, Joe Barr, Pam Heidell

**Members absent:** Monica Tibbits-Nutt, Eric Bourassa, Greg Bowe,

**Also present:** Christine Scypinski (ARB); Joe Curro (BoS); Carol Kowalski, Laura Wiener, Ted Fields, and Joey Glushko of the Planning Dept.

The meeting was called to order at 7:05 pm.

The minutes of January 9, 2014 were approved as amended. The minutes of January 16, 2014 (public presentation) were amended, and shall be titled as "Notes" of the meeting, which did not have a quorum in attendance.

Charlie Kalaszkas gave a summary of the public presentation and discussion which took place on Jan. 16 – the Land Use Working Paper; Ann and Bob, also present at that meeting, supplemented with their observations; these issues were highlighted – and concern expressed for these items throughout the Town:

- mixed use was allowed – but by special permit;
- affordable housing and density were items of concern; general concern for change and density;
- recognized need for more businesses;
- vistas, especially beneficial public vistas, not protected;
- design parameters and form-based zoning should be developed;
- preservation of historical neighborhoods was important; should it be part of zoning?

There was a sense from the group that they do not want to redo the Zoning Bylaw; but there seemed support for some rezoning; Carol Svenson commented that we should have a plan to know what to do in the future when an area is changing. It would seem that the group (and the Town) do not "know" what they want; changes need to be highlighted as "opportunities" for landowners; today, the default development is toward "residential."

The Committee was informed that consultants RKG will look at 3 sites to reflect what their future might be; The Committee was asked to consider what sites /areas it would select. It was suggested that another bus tour might be helpful to the Committee to see areas of the town through a developer's eyes:

**Action:** Sheri Baron offered to help set up such a bus tour.

Members asked about results from the Survey Monkey on Land Use questions; the deadline for the survey was Jan. 31; results not available, yet.

**Action:** Gather Survey Monkey data for review and presentation.

Carol announced the open public presentation she is doing to explain what zoning is and what it is meant to do; she is working with Building Inspector Mike Byrne to create the program "Ten Things You Should Know About Zoning" for Feb. 25 presentation. Some of the topics they will address include:

- The Basics – history; basis in use and dimensions
- Why is signage part of zoning
- What are the quirks of zoning – giving some examples from the community
- What is the role of the ZBA and the ARB

The meeting adjourned at 9:05 pm.  
Submitted by Joey Glushko